

THE ALBERTA MUNICIPAL



Counsellor

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May, 1967

HOUSING, U.R. CORPN STARTS WORK

SIX PROVINCIAL DEPARTMENTS REPRESENTED

SUBSIDIES, LOANS ARE TOOLS

Directors of Alberta's new Housing and Urban Renewal Corporation were named early in May and the Corporation started to work immediately with a number of applications for studies and projects in housing, urban renewal and land assembly.

A. W. Morrison, Chairman, Board of Six Deputy Ministers:

Chairman of the Corporation's six-man Board of Directors is A. W. Morrison, Deputy Minister of Municipal Affairs. Vice-Chairman is F. G. Stewart, Deputy Provincial Treasurer. Other directors are: S. E. Kenworthy, Deputy Minister of Public Works; J. E. Oberholtzer, Deputy Minister of Industry and Development; V. A. Wood, Deputy Minister of Lands and Forests and J. E. Hart, Deputy Attorney-General. Acting Secretary is B. R. Orysiuk of 10363 - 108 Street, Edmonton.

Will Administer all Programmes under Housing Act:

The new Corporation will administer and carry out all programmes established under authority of the Alberta Housing Act. These now include partnership with municipal and federal governments in approved public and co-operative housing projects for people of low income, land assembly projects and urban renewal studies.

AHURC's terms of reference also provide that from time to time it may be directed to carry out other duties and functions related to housing or housing accommodation in the province. It is planned that these additional duties will include provision of housing for provincial employees, students at provincial educational institutions (other than universities) and some migratory workers.

Minister of Municipal Affairs Reports for the Corporation:

The Corporation reports to the Lieutenant-Governor in Council through the Minister of Municipal Affairs.

Previous to the setting up of the Corporation, the Minister of Municipal Affairs had carried out his duties under the Alberta Housing Act with the aid of an Administrator, Mr. B. R. Orysiuk (now acting secretary to AHURC) and a six-man committee, the Alberta Housing and Urban Renewal Committee.

Committee Will Continue:

Membership on the Housing and Urban Renewal Committee is representative of the federal, provincial and municipal governments. During the past two years the Committee has provided liaison and advice for all three levels of government and worked to promote interest in housing among the municipalities. It has directed surveys and studies in the municipalities, made recommendations to the Minister on applications for financial assistance and generally concerned itself with the improvement of housing conditions throughout Alberta. This Committee is expected to continue in its advisory capacity to the provincial government and maintain its role as an important medium for liaison and communication between the three levels of government.

\$5,000,000 in Funds:

The legislature appropriated \$1,500,000 towards subsidized housing and \$3,500,000 towards the acquisition and clearing of land for urban renewal in the fiscal year 1967-68. AHURC will administer these funds.

KATIMAVIK - an Eskimo word for 'meeting place' now accepted into Canadian usage.

.... NEW AND AMENDED LEGISLATION

MUNICIPAL ACTS SUMMARIZED

o The Agricultural Relief Advances Act

The definition of seed grain in section 2 has been amended to include rapeseed and forage seeds.

Section 3, clause (a) has been amended to include "fertilizer" as a commodity which may be furnished to necessitous farmers.

Section 11, subsection (3) has been amended by adding a new clause (c) which provides that approval of applications for advances are conditional to reasonable and proper farm husbandry operations as may be determined by the council of a municipality.

Section 13 is amended by adding a new subsection (4) which provides that the applicant may be required to enter into an agreement setting out specific crop management practices which the applicant agrees to undertake and follow as a condition to obtaining an advance.

o The Alberta Housing Act

A new section 5a clarifies the provision that the Province may bear 15% of the annual operating losses, if any, incurred by a municipality as a result of operating a housing project under The National Housing Act.

Section 6 has been rewritten to provide for the inclusion of land assembly projects as well as public housing projects and public housing accommodation in such matters of acquiring land for such projects.

Section 11 has been amended to provide for a municipality to pay up to 20% of the cost of preparing an urban renewal scheme. Formerly the municipality was required to contribute 20%.

A new subsection (2) has been added to section 12 which provides that the Province may guarantee any debentures issued by a municipality for its share of the cost of preparing and implementing an urban renewal scheme.

A new subsection (3) to section 13 has been added to provide for the delegation of the authority of a municipal council to a committee established by the council to enter into an agreement on behalf of the council for the acquisition and purchase of any land within an approved urban renewal area.

Section 14 has been rewritten to make it possible for the Province to borrow monies from the Central Mortgage and Housing Corporation for the construction of a non-profit housing project on housing accommodation of the hostel or dormitory type; to assist (to page 3)

TO OFFSET RISING COST OF LIVING . . .

SOME PENSIONS ARE INCREASED

Some former employees of Local Authorities in Alberta are having their pensions increased to offset the rising cost of living.

The amount of the increase is being determined by the Public Service Pension Board with the use of a formula that takes into account the pensioner's basic pension and the length of his service prior to age 65. It includes those members who reached age 65 prior to April 1, 1957, but continued working.

The basic pension and increase combined is not to exceed \$150.00 per month.

About 30 pensioners are expected to benefit with the increases.

THE SECOND PAGE

CANADIAN QUOTES and PHRASES



Flame of our Future

From clay to kiln, by pioneers,
this land
Was shaped, reshaped and
moulded to time's wheel;
Tempered in heat of conquest,
through blood aflow,
With calcined bones of martyrs,
till refined,
A hundred years of quality and
faith,
Polished in progress, prove the
mindful men
Who gathered in the name of
nationhood:
Confederation's Fathers, born to
blend
The provinces of Canada - and
breathe
Light into fire . . . flame of
our future's forge.

Margaret Rempel, 1967

HIGHWAY COURTESY

The Canadian Highway Safety Council has undertaken a campaign called "Hospitality on the Highway", to encourage courtesy and safety on Canada's roads and highways. The Highway Safety Council says 30 million motoring visitors are expected in Canada this summer and recommends the following 12 ways to be a good neighbour.

- Be ready to give directions, when asked.
- Make allowances for a visitor who does not know local traffic rules.
- Stop to see if you can help when a motorist seems to be in trouble.
- Always lower your high beam lights when meeting a car.
- Always lower your high beam lights when close behind a car.
- Don't tailgate - don't cut in.
- Always use directional signals or hand signals when moving from lane to lane, or turning.
- If a motorist fails to yield, don't insist on your right of way. (Remember the lines "he was right, dead right, as he sped along, but he's just as dead as if he were wrong.")
- When another car moves to pass, don't make it more difficult by speeding up. (Would you walk faster if someone passed you on the street?)
- When a passing driver seeks a place in your lane, slow down and let him in.
- Drive as though the other fellow has a right to be there too.
- Courtesy is contagious - why not give it a try?

HOSPITALITY CAMPS

Travellers on Alberta Highways during July and August are advised to watch for roadside Hospitality Camps.

Local farm and rural groups are providing reception committees at some forty highway roadside camps. Fresh coffee, cool drinks and recreation for the youngsters will be provided. Tourist information will also be available.

Make it a point to stop at these camps for rest periods, or when camping overnight. Meet and visit with your fellow Albertans and enjoy rural hospitality.

The Hospitality Camps are sponsored by the Alberta Agricultural Centennial Committee in co-operation with local groups, including Women's Institute Branches, Farmers' Union Locals, 4-H Groups, Co-operatives and Chambers of Commerce.

Another Alberta Centennial Program!

SECRETARY'S CALENDAR



FOR

JUNE											
	4	5	6	7	1	2	3				
11	12	13	14	15	16	17					
18	19	20	21	22	23	24					
25	26	27	28	29	30						

Municipal District Act

5th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 61(1)(v).

June 15 - Second quarter of supplementary school requisition due. (Unapproved costs). Sec. 338.

June 30 - Requisition for unapproved hospital costs to be paid on or before this date. Sec. 16. Alberta Hospitals Act.

July 1 - First third of Hospitalization Benefits requisition due to Department of Municipal Affairs. Sec. 50. Alberta Hospitals Act.

Prior to September 15th the council shall provide for holding a nomination meeting on the 1st Saturday in November. Sec. 96(1).

Town and Village Act

15th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 67(r).

June 15 - Second quarter of supplementary school requisition due. (Unapproved costs). Sec. 355.

June 30 - Requisition for unapproved hospital costs to be paid on or before this date. Sec. 16. Alberta Hospitals Act.

July 1 - First third of Hospitalization Benefits requisition due to Department of Municipal Affairs. Sec. 50. Alberta Hospitals Act.

July 1 - Appoint enumerators on or before this date. Sec. 112(1).
Note: Secretary-treasurers are advised to obtain the 1967 Amendments to their Acts from the Queen's Printers so as to be aware of various changes in legislation. The new "Municipal Taxation Act" comes into force on July 1, 1967. E. J. B.

AND FOR

JULY											
	2	3	4	5	6	7	8				
9	10	11	12	13	14	15					
16	17	18	19	20	21	22					
23	24	25	26	27	28	29					

Municipal District Act

5th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 61(1)(v).

Town and Village Act

15th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 67(1)(r).

July 1 - Council shall appoint enumerators on or before this date. Sec. 112(1).

Enumerators lists must be prepared and delivered to secretary-treasurer prior to August 10. Sec. 112(4).

Alberta Hospitals Act

July 1 - Payment of requisition (if any) to municipal hospital districts must be made prior to this date. Sec. 16(3).

July 1 - First payment of Hospitalization Benefits Plan requisition due to Department of Municipal Affairs. Sec. 50(2). E. J. B.

IF THE DRESS IS CASUAL, WEAR IT!

July and August have been proclaimed "sport and T-shirt months" in Prince Albert, Saskatchewan.

A recent report from the Canadian Press says the Prince Albert City Council endorsed a proclamation urging all citizens of their city to co-operate by dressing casually for the summer season.

Mayor Allan Barsky added mini-skirts and bikinis to the proclamation's list of acceptable attire.

THE ALBERTA MUNICIPAL COUNSELLOR
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The Alberta Municipal COUNSELLOR
Department of Municipal Affairs
Edmonton, Alberta

FIVE AVENUES OF CO-ORDINATION IN REGIONAL PLANNING*

Between Statutory Bodies and Certain Government Departments and Agencies

BETWEEN THE	AND THE	THROUGH
1. Provincial Planning Board (PPB)	Departments of: Highways Lands and Forests Public Health Education Industry and Development Agriculture Municipal Affairs ARDA Northern Development Council	Common membership on the PPB and the same Board members serving on other departmental committees.
2. Provincial Planning Board (PPB)	Regional Planning Commission (RPC)	The executive member of the PPB (the Provincial Planning Director)
3. Regional Planning Commission (RPC)	Its member municipalities	Municipal representation on the commission.
4. Provincial Planning Board (PPB)	Municipality which is not a member of the RPC in a regional planning area	The Provincial Planning Director or the Regional Planning Commission.
5. Constituent parts within a municipality	Other constituent parts within the same municipality	Reference to and use of the General Plan and Schemes within the Municipal Plan.

*(Noted by the COUNSELLOR from remarks given by Mr. Noel Dant, Provincial Planning Director, when he participated on the "Co-ordinated Regional Approach" panel at the Alberta Planning Conference in Calgary, December, 1966)

MUNICIPAL ACTS SUMMARIZED (from page 1)

in the implementation of an urban renewal scheme for the part of the cost of the scheme not borne by Central Mortgage and Housing Corporation; to assist in acquiring and servicing land for public housing purposes up to 90% of such cost; for the construction or acquisition of a public housing project up to 90% of the cost of the project; for assisting in the construction or expansion of a sewage treatment project up to 2/3 of the cost of such a project; for a housing project up to 85% of its estimated cost under certain conditions and for university housing projects. Subsection (2) of section 14 also makes it possible for a municipality to borrow similar sums of monies for all of the projects included in subsection (2) with the exception of non-profit housing projects of the hostel or dormitory type, housing project or university housing projects.

A new section 16a provides for the establishment of an Alberta Housing and Urban Renewal Corporation and a Board of Directors to be appointed thereto.

o The Animal Protection Act

The purpose of this Act is to authorize and establish procedures under which animals in distress may be rescued and taken care of by a peace officer who is defined as being a member of the Royal Canadian Mounted Police, a member of a municipal police force or a special constable appointed for the purposes of this Act.

o The County Act

A new section 3a provides the machinery by which a school division could be merged with an improvement district and the towns and villages within the improvement district to form a county.

o The Domestic Animals (Municipalities) Act

Amendments to this Act enables an impounder to collect reasonable costs incurred in impounding an animal, in addition to any claims for damages for injury suffered.

The amendments also raise the amount of deposit required for investigation from \$2.00 to \$10.00.

Sections 56 and 58, 60 (f) and 61 (d) dealing with the venting of brands have been repealed to conform to the amendments made to the Brands Act in 1966.

o The Health Unit Act

Amendments to sections 17 and 18 permits the use of the most recent census figures as a basis for making the grants involved, instead of using the population figures of the previous calendar year.

o The Highway Traffic Act

This Act repeals and replaces the Vehicles and Highway Traf-

MEET THE DEPARTMENT

Earl John Briscoe is well known in municipal circles as an inspector and an administrator. In addition, he has another string to his bow for which the COUNSELLOR is very grateful. He is the author of the popular "Secretary's Calendar" Earl's initials "E. J. B." have signed the CAL-NDAR for over six years.

Born at Springbank, Alberta, October 22, 1936, Mr. Briscoe attended schools in Calgary, Canseland and Edmonton. His first municipal work was with the old M. D. of Wheatland No. 40, first as a clerk and later as the Assistant Secretary-Treasurer in the period April 1, 1955 - March 15, 1961. In that same interval, he served 4 1/2 years with the South Alberta Light Horse of the Canadian Army (Militia) in Strath-



EARL J. BRISCOE

more. In April, 1961, Earl joined the Department's Inspection Branch and moved to Edmonton. Here he carries out municipal office inspections and serves as a member on the Board of Administrators for the New Town of Whitecourt.

Outside the Department, Earl Briscoe shows a keen interest in a wide range of sports with particular emphasis on skiing. He is a member of the Edmonton Ski Club and is certainly one of our more eligible bachelors.

fic Act. One purpose of the Act is to standardize the rules of the road throughout the province by altering the present rules to cover matters presently dealt with by the traffic by-laws of different municipalities.

This Act repeals section 283 of The City, sections 300, 300a, 301 and 302 of The Town and Village Act and sections 271, 272, 273, 273a, and 273b of The Municipal District Act.

Sections 220 to 224 of The Highway Traffic Act sets out the powers of a municipal council with regard to the control of traffic.

The provisions of this Act become effective as and from July 1st, 1967.

o The Homes for the Aged Act

Section 10 is amended by adding the following subsection

"(4) Notwithstanding subsection (3) the members of a foundation constituted in accordance with this section may appoint to the foundation one additional member who may or may not be a member of the council of a contracting municipality." (to page 5)

HOW OUR TEN PROVINCES VIEW...

FARM BUILDINGS AND IMPROVEMENTS**...A TRANS-CANADA SURVEY**

Contributed to the COUNSELLOR from the Notebook of a Research Technician on the Assessment Commissioner's Staff

Province of Newfoundland and Labrador

In this Province all property including farm property is assessed at its actual value.

The assessor shall ascertain the actual value of property by giving consideration of its location, present use, cost of reproduction of any building or structure forming part of the property, rental value, sale value and any other circumstances affecting the value of the land and the buildings or structures and the sum of those values is the assessed value of the property.

However, their Local Government Act states that where in any municipality lands held and used as farm lands are not in general benefited to as great an extent by the expenditure of monies for and on account of public improvements in the municipality as other lands in the municipality, the Council may, if the decision of the members present at the meeting is unanimous, wholly or partially, exempt the lands from taxation, regard being had in determining the exemption to any advantage, direct or indirect, to the lands arising from expenditures for or on account of public improvements.

Province of Prince Edward Island

Farm lands but not farm buildings are exempt from assessment and taxation in towns, incorporated villages or if held by the Provincial Government, however, School Districts impose a school tax on all lands.

The rates are fixed by the Land Valuation Board and vary from \$5.00 per acre to a maximum of \$40.00 per acre with additions and subtractions for location, markets and other public facilities.

Province of Nova Scotia

In this Province farm property is assessed on exactly the same basis as all other property. There is no special concession given to the farm itself.

Personal property is also assessable in the Province, however, the Statutes provide an exemption on farming implements, not less than \$200.00 and not more than \$2,000.00 as the Council of the municipality may decide.

The assessment of motor vehicles is a little involved and a farm tractor is classified as exempt.

The unprocessed produce of the farm is also exempt while it is the property of the person who raised it.

Province of New Brunswick

This Province enacted a new Assessment Act which came into force on January 1st, 1967.

The Act states that "real property in actual and bona fide use as farmland including farm buildings shall be assessed at their real and true value as farmland."

The Act, however, restricts the assessment of freehold timberland and farmland woodlots held in blocks to a value that would realize a tax of twenty-five cents per acre per year.

In respect to a Business Assessment there is a provision authorizing a business assessment on certain farm buildings where such buildings are used by the farmer primarily to store or package products which are not raised on his own farm.

Province of Quebec

Farm property in Quebec when located in a rural municipality is assessed at its real value like any other immovable property. When it is situated within the boundaries of a village and in respect to land used for agricultural purposes the assessor has to determine the value of the land for agricultural purposes only. However, any part of the land fronting on streets or roads, to the ordinary depth of building lots may be taxed according to the real value of building lots within that locality.

In a City or a Town, all land under cultivation or farmed or used as pasture for cattle as well as all uncleared land or woodlots is taxed to an amount if not more than one per cent of the municipal valuation, including all taxes both general and special. Such land cannot be valued at more than one hundred dollars per arpent (an acre is equivalent to 1.18 arpents) if it has an area of fifteen arpents or more. This in effect would be a tax of 85¢ per acre or approximately \$136.00 for a quarter section of farm land. The valuation shall include the house used as a farmer's dwelling, the value

whereof not exceeding ten thousand dollars, as well as the barns, stables and other buildings used in connection with the said lands. The value of such house exceeds ten thousand dollars, it shall be included in the valuation only to the extent of the said sum and the excess, separately valued, shall be subject to the above mentioned tax of one per cent of the municipal valuation.

In the City of Montreal, farm property is assessed at its real value like any other immovable property; in the City of Quebec, the value of land under cultivation is established according to its agricultural destination only and shall not exceed one hundred dollars per arpent, as specified in its Charter.

Province of Ontario

Farm machinery is exempted but farm land and farm buildings used solely for farm purposes by an owner or tenant shall be assessed according to their agricultural value.

Province of Manitoba

Buildings are exempted on all grain and stock-raising lands of 40 contiguous acres or more and on market gardens or not less than four contiguous acres, provided that the income from these lands is the chief source of livelihood of the owner or occupant. Personal property is assessed also but farm stock, implements, machinery and produce in storage are all exempt.

Province of Saskatchewan

In Saskatchewan, farm buildings situated in hamlets, villages, towns, or cities are assessed and taxed in the same manner as other buildings. However, in the Village, Town and City Acts there are provisions for Agreements for Fixed Assessments on farm lands to include the buildings.

In rural municipalities farm buildings elsewhere than in a hamlet and located on land strictly agricultural in its nature or use are exempt from assessment and taxation, except farm buildings on a parcel of land of 20 acres or less which become assessable and taxable if the occupant's chief source of income is not from the farm and buildings though situated on land agricultural in its nature but not used or occupied in connection with the agricultural operation of the land.

Province of Alberta

Farm buildings and other farm improvements are exempt from assessment except when they are situated on land within a city, town, new town, village, summer village or when situated in any other municipality on a parcel of land not exceeding one acre in extent.

Province of British Columbia

Farm exemptions are much more complicated. Under The Municipal and Taxation Acts fruit trees are exempt from general and school taxation, but this exemption does not apply to Vancouver. Under the Municipal Act farm buildings, other than dwellings, up to a maximum value of \$5,000 are tax exempt both for general and school purposes. Again, this provision does not apply in Vancouver. In rural areas controlled by The Taxation Act all farm buildings and farm dwellings are exempt for general purpose taxation; but for school purposes, under the provisions of The Public Schools Act, farm buildings, excluding dwellings, are exempted to a maximum value of \$5,000.00. In addition, for school purposes only, each individual farm whether situated in an urban or rural area, is entitled to a basic exemption on land up to a maximum assessed value of \$1,000.00. Finally, all farm fixtures and machinery which would be removable by the tenant are exempt for general and school purposes.

FARMLAND VALUES INCREASE FIVE-FOLD IN 25 YEARS

Increase of average farmland values in Alberta, based on Dominion Bureau of Statistics figures as given to a meeting of Alberta Assessors in Calgary on April 20, 1967 by Professor Hadley Van Vliet, Head of the Agricultural Economics Department, University of Saskatchewan.

1941	-	\$ 24	per acre
1948	-	\$ 33	per acre
1953	-	\$ 58	per acre
1961	-	\$ 68	per acre
1965	-	\$101	per acre
1966 (estimated by Dr. Van Vliet)		\$115-20 per acre	

MUNICIPAL ACTS SUMMARIZED

(from page 3)

o The Homeowners Tax Discount Act

Section 2, clause (b) has been amended to require that the eligible residence must be occupied as the normal place of residence for at least 120 days during the year.

Section 2, clause (e) has been amended by adding a new sub-clause (iv) which adds to the definition of an owner, a person who owns an assessable and taxable building situated on land owned by someone other than the person owning the building.

Section 4 has been amended to provide that additional classes of persons are entitled to the provincial discount. These additional classes include mentally incompetent persons, and private companies where all of the shareholders are members of the same immediate family. In addition, members of the armed forces, residents in a senior citizens home, goul, nursing home, sanatorium or other institution or resident elsewhere because of infirmity or health can make a valid application if there eligible residence is unoccupied and not revenue producing or if occupied by their spouse or dependents.

Section 5 and 6 have been rewritten to cover changes made in sections 2 and 4. In addition section 5 now provides that where the taxes on a parcel of land on which is situated a farm dwelling do not amount to \$51.00, taxes on other land situated in the same municipality and owned by the same person can be taken into consideration and if the total of all these taxes is more than \$51.00 the owner would be eligible for the maximum provincial discount.

Section 7 has been amended to provide that a valid application must be made within 2 years after December 31st of the year to which the application applies.

A new section 10a permits an appeal against the decision of the Secretary-Treasurer regarding the eligibility of an individual for the provincial discount to be made to the Minister.

Section 11 has been amended to require the Secretary to submit applications to the Department not less than once a month.

A new section 12a has been added which provides for penalties to applicants for the provincial discount who receive or who assist a person to receive the provincial discount to which the applicant is not entitled.

All of the amendments except those made to section 2 (b) and section 12a are effective as of and from April 18, 1966. Some new regulations are now being prepared and are expected to be issued in June.

o The Local Authorities Pension Act

A new subsection (2a) has been added to section 6 which provides that when a former employee is entitled to a deferred pension and becomes mentally or physically disabled for gainful employment, he may apply for an immediate pension.

o The Municipal Land Loans Act

This is a new Act which permits the provincial government to authorize the making of loans to municipalities to assist in the acquisition of land that may be required in the future for highway development and urban renewal.

The money may be borrowed by the municipality after the necessary by-law has been passed in accordance with the borrowing procedures of the governing municipal Act.

o The Municipal Taxation Act

This Act repeals The Assessment Act, 1960, Part VII of The Municipal District Act except sections 337, 345a and 346, and Parts IX and X of The Town and Village Act except sections 363, 364, 365, 366a, 367, 412 and 413.

This new Act is in effect an amalgamation of the provisions of the various Acts dealing with assessment and taxation and comes into force on July 1st, 1967.

The following sets out the significant changes between the provisions of the former sections and the new sections.

Section 2, clause (10) of the Act removes entirely from the definition of farm buildings, such buildings when located in a city, town or village or when situated on a parcel not exceeding one acre in extent in other municipalities.

Section 2, clause (12), subclause (iii) amends the definition of manufacturing and processing equipment to include foundations and footings supporting such equipment which will now be assessable at 30% of fair value.

Section 8, subsection (4) provides that subdivided residential property under development and not in use as such may now be assessed according to its zoned residential use.

Section 10 provides that the Lieutenant Governor in Council shall prescribe the percentage of the fair actual value of buildings to be used for assessment purposes. Previously the pertinent sections

prescribed the assessment level of buildings at 60% of value obtained under the 1959 Assessment Manual.

Section 11 provides that the Lieutenant Governor in Council shall prescribe the percentage of the fair actual value of machinery and equipment to be used for assessment purposes. Previously the prescribed assessment level was 30% of fair actual value.

Section 13 authorizes the Lieutenant Governor in Council to prescribe the percentage of fair actual value of single family dwellings to be used for assessment purposes. The cities of Edmonton and Grande Prairie presently use 50% of value for assessment purposes while all other municipalities employ a 60% ratio.

Section 14 provides that the Lieutenant Governor in Council shall prescribe the percentage of fair actual value of a pipeline other than a pipeline assessable under The Electric Power and Pipe Line Assessment Act, to be used for assessment purposes.

Section 15, subsection (3) provides that the Lieutenant Governor in Council shall prescribe the percentage of fair actual value of franchise equipment to be used for assessment purposes. Previously this type of equipment was required to be assessed at 30% of fair actual value under the 1959 manual.

Under section 15, subsection (4) the former 50% depreciation limitation on special franchise equipment has been removed and the amount of depreciation called on the basis of age and condition is now left entirely to the discretion of the assessor.

Under section 27, subsection (1), clause (a) the former 50% depreciation limitation on manufacturing and processing equipment has been removed and the amount of depreciation fairly applicable, on the basis of age and condition, is left entirely to the discretion of the assessor.

Section 38, subsection (3) authorizes the Court of Revision of a municipality to waive the failure of a ratepayer to lodge a complaint within the 30 day time limit which will allow the Court of Revision to hear a complaint filed after the expiry date should such action be deemed advisable.

Section 49 contains a new clause which provides that, when the assessor takes an appeal to the Alberta Assessment Appeal Board from a decision of the Court of Revision, the municipal secretary shall immediately notify the owner of the affected property regarding the action taken by the assessor.

Section 74, formerly section 62 of The Assessment Act, contains a new clause (3) which provides that where manufacturing, processing or production is not the chief or preponderating business of the owner or the occupier of a premises, the person carrying on the business in such premises shall be assessed for business tax with respect to the kind of business that is the chief or preponderating business conducted by him.

Section 80, subsection (3) provides that any municipality may abate the business tax in respect of any business by the amount of any license fee payable to the municipality in respect of that business.

Section 86, subsection (12) of the Act restores the permissive right under which the council of a municipality may exempt assessable manufacturing and processing equipment from taxation.

Section 106, subsections (1), (3) and (6) of the Act permits the levying of penalties on unpaid current taxes after July 1st at a rate not exceeding eight per cent.

Section 107, subsection (1) permits the imposition of a penalty on arrears of taxes at a rate not exceeding eight per cent. Previously the penalty authorized could not exceed six per cent.

There is no provision in the new Act similar to section 380 of The Town and Village Act or 357 of The Municipal District Act permitting the seizure of goods and chattels for taxes that are a lien upon the land.

Section 137, subsection (1), clause (18) is a new clause which permits the acquisition, construction, enlarging or extending a gas supply system as a local improvement.

o The New Towns Act

Section 13, subsection (1) is amended by striking out the words "not exceeding in total the sum of one million dollars."

o The Noxious Weeds Act

A new subsection (6a) in section 26 provides that the agricultural fieldman is the issuing authority for seed cleaning permits with respect to a city, town or village located within the boundaries of the municipal district or county and may enter and inspect any lands or buildings for any purpose relating to seed cleaners or seed cleaning permits.

Section 42 is amended to provide that appeals in a county against a notice given by an inspector pursuant to this Act lies to the agricultural committee appointed under The Agricultural Service Board Act.

o The Nursing Homes Act

A new section 7a permits the Minister, on the request of one-

(to page 7)

DOES YOUR PUBLIC COUNT?

(From a recent Address given by JAMES BODMAN to Assessors in Calgary)

Does your public count? The answer: Members of the public always count! Whether members of your public count you in --- or out --- can depend on your personal public relations.

Good public relations is both an art and a business. It is the art of dealing effectively with people --- the great common denominator of all relationships. It is the business of organizing the details of your work so that your best foot is always forward.

Good public relations is the same thing to an organization or a business that spirit is to a winning team and morale is to a victorious army.

Public relations deals with the analysis of public opinion toward a given product, a business concern, an individual, or organization or a group, and then it is the creation or improvement of a favourable public opinion.

Maintain Mutual Understanding:

The Institute of Public Relations defines the practice of public relations as "a deliberate, planned and sustained effort to establish and maintain mutual understanding between an organization and its public". This is what we, as assessors, are endeavouring to do while we work and if we fail to maintain a good relationship with the public at large, we are failing in our responsibilities.

How Can We Accomplish This?

Now you may say, "how can we accomplish this?" Well, I don't have to tell you, we have a tough row to hoe! We have a difficult product to sell! When we put our hands into a man's pocket, he expects to receive something in return.

Communicate:

In making an assessment we apply a yardstick which causes concern to ourselves, the assessors; and to the public, the assessed. We can be more effective and make our task easier if we are well informed about our subject and then communicate effectively. By failing to communicate effectively we create problems for ourselves and for the public. So the answer to your question would be "communication!"

To illustrate this answer, I would like to refer to a general assessment carried out recently in a rural municipality. I will not name the municipality as its location is not important for the purpose of my illustration. There was nothing wrong with the assessment work; the equity was there. However, the assessor was given a great deal of extra work because there were many, many, complaints. What was lacking? Effective public relations. The public had not been informed by press, letter, or an open house that an assessment had been completed. Even the elected representatives were not too well informed! Council had not been through the mill of a Big Court of Revision and it was found that councillors had little or no knowledge on the mechanics of how a farmland assessment is made. Now what does this all add up to? Members of the public in that rural municipality were unhappy because they were not informed. Naturally there were many complaints causing unnecessary work for the assessor, the council and the office staff as well as much additional expense in the business of local government. Don't you think it only reasonable that the public should complain? When your assessment is doubled you want to know why!

Breaking the Barrier:

When I was asked to give a talk on the subject of public relations I thought of the various experiences that had happened to me in the field of rural assessment and on which I would like to comment. Did you ever stop to think that the very young assessor has a strike against him from the very start? He has to break a barrier, an age barrier over which he has no control. Only time and experience can rectify this. I know that at 20 years of age I would have had trouble convincing a farmer of middle age that I was competent. My answer to this problem; the assessor must become well informed by attending every course available in the field in which he is working and join a public speaking organization to learn to speak effectively.

The public is very critical of you. Your conduct, dress and bearing are all subject to close scrutiny. Every time you knock on a door or speak to a farmer you are under the gun.

Maintain a Good Public Image:

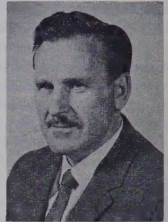
You all know assessments have a way of haunting you a number of years after you have forgotten all about them. I can describe a little incident which a friend of mine tells me happened to him a few years ago, a somewhat embarrassing situation, I thought. A fel-

ABOUT THE AUTHOR . . .

James Bodman, 52, is a Farmland Assessment Supervisor for an assessment district centred on Edmonton. Born in Edmonton, Mr. Bodman is a 1951 graduate of the Agricultural and Vocational College, Olds.

After obtaining his private pilot's license in 1935 at Edmonton, Jim served with the Royal Air Force from 1936 to 1948. Promoted to Wing Commander in 1944, his service took him to Europe, Asia and Africa.

In addition to being an aircraft pilot, a farmer (1951-57) and an assessor, Mr. Bodman is a practiced speaker. He has assisted with the organization of a number of Toastmaster Clubs in the Edmonton area and was recently awarded fourth place in competition with other speakers from Toastmasters of the Alberta and Saskatchewan areas.



JAMES BODMAN

Married with two sons and two daughters, Jim has his family home in Edmonton.

I was considering purchasing a parcel of farmland and he walked into my friends' office to look at the assessment. As my friend drew the book from a drawer, the man suddenly said, "Oh, I remember you. You got drunk with my uncle." My friend was somewhat more than taken aback upon hearing this but he was soon able to recall a hot July afternoon when the farmer on this parcel had asked him in for a drink. "After having 'one or two' he had dallied no further and left. Moral: "Do your drinking with your friends; don't compromise yourself". The word 'drunk' sounds horrible in the office in mid-afternoon. An incident of this kind is apt to grow out of all proportion if the community doesn't like its assessment or its assessor. Your good image has been destroyed if ever you had such an image.

As a representative of the government you are required to be discreet in expressing your personal views on government policy. Remember there are ears around you looking for ammunition to fire in your direction. Take a look at yourself. You should be your own best critic. Do you blame others or do you accept the responsibilities for your own failures?

Talent Needs Tact:

A common fault in human nature is lack of tact. Talent will bring you admiration but it will also bring envy while tact will bring you just about everything you want. Talent knows what to do but tact knows how to do it.

How many hours have you sat through Courts of Revision? How many times have you seen an irate appellant rush into the room to tell the council and assessor where to go in no uncertain terms? What sort of an image did the appellant create? I'm sure if he could have seen a film of himself he would have hung his head in shame. He had made up his mind long ago that the assessment was no good and then by his belligerent action he lost face and lost his case without a doubt. The moral is to keep control of yourself at all times. Remember, silence is golden. This does not mean, however, that an assessor should accept abuse and I would hope that the chairman of any meeting would share this sentiment.

I remember driving across a man's field one day. The hay had been cut, baled and stacked. Naturally one would drive across such a field. Suddenly the combine stopped about a quarter of a mile away and the farmer came running across from his machine. By the time he had reached me he was breathless and speechless. "What the H... are you doing here dragging weed seeds across my hay field?" he gasped at length "I'm sorry", I replied. "I had no idea I could do this with a volks". Well, to make a long story short, he simmered down and I spent an hour digging holes and discussing profiles for him. Needless to say he appealed his assessment and has done every year since. I mention this incident just to show that you can't win them all!

Is There a Secret?

What is the secret of good public relations? I believe it is the ability to get along with an individual or individuals. Perhaps this is obvious - but it is a fact which we often forget. A man must do

many things he doesn't care to do in order to get along with people. He must do things with people and for people. He must take part in many kinds of activities, control his temper, cultivate his poise, and develop an attitude of appreciation for all that comes his way.

Avoid All Local Controversy With Dignity and Discretion:

And in that connection, this may be a good time to remind you of some words in the Assessment Manual concerning the assessor. Doubtless we have all read them at least once but perhaps many of you like me, had forgotten they are there. Quote, "The very nature of assessment duties necessitates that the assessor be an able person, scrupulously fair and exact in all his operations. He must be a competent evaluator equipped with all available information and have the ability to analyze, plan and carry out the very formal and exact duties of his appointment." and NOTE "He must at the same time conduct himself with both dignity and discretion, avoiding all local controversies. Like all public servants the assessing officer is required to show proper consideration for the rights and even the convenience of any person affected by his duties." UNQUOTE.

Inspection is the Key:

Just a word on inspection. I believe that the assessor's inspection of a property could be the key to success or failure of an assessment, especially when it is a rural assessment. What do I mean? I mean; keep the property holder informed as to what is going on. What if you do spend a few minutes with the farmer or householder? It will pay dividends. Establish your public relations from the very start! Work in harmony with municipal officials but do not be swayed from the requirements laid down by the statutes and regulations within the terms of your appointment.

It All Depends on Your Personal Public Relations:

I would like to close with the message that no matter what line of endeavour you may be in, whether it be assessing, or in business for yourself, your public counts. Members of the public always count and whether they count you in --- or out --- can depend on your personal public relations.

MUNICIPAL ACTS SUMMARIZED (from page 5)

half of the members of a board, to make a study of a nursing home program that the board has under consideration for the district and if he is of the opinion that the program is being delayed or that the program should be varied, he may give such directions as he considers proper. In giving the directions he shall indicate where the home is to be situated and under whose ownership and administration it should be operated.

An amendment to section 12 provides that benefits may also be paid in respect of a patient in a contract nursing home who has established his home in Alberta and has resided in Alberta for a period of at least 10 consecutive years at any time preceeding the application for benefits.

o The Planning Act

Amendments to sections 99 and 100 provide that it is now possible for a municipality that has adopted a general plan, to exercise or continue to exercise development control measures if it so wishes. Previously upon adoption of a general plan, a municipality had to exercise zoning control measures as the method of implementation of the plan.

Amendments to section 5 (4) and 128 will now allow a person who proposes a development in an area where the zoning by-law does not expressly allow such use, to take the application through a series of appeal tribunals, similar to the procedures already established for development control by-law applications, ultimately providing for appeal to the Provincial Planning Board. Previously such appeals could only be taken to the local Development Appeal Board. In this new process, councils, as an appeal tribunal, have the option of hearing the appeal or not hearing it.

It is interesting to note that an individual can no longer apply to a council for a zoning by-law amendment but instead must apply for a development permit.

Section 24 (2) has been amended to limit the amount of reserve land that may be claimed to 10% of the parcel being subdivided.

Section 24 (3) is amended to provide that land unusable for development of any kind may be claimed in addition to the 10% but only on the express approval of the Provincial Planning Board.

Section 25 (2) has been amended to provide for a change in the formula for calculating the amount of money-in-lieu for reserve land from an assessment basis to a market value basis.

Section 5 (11) now provides that the subdivision approving authorities have now been delegated the power to determine whether a reserve be deferred with or without an agreement, a power formerly

held by the Provincial Planning Board.

Section 26 (2) (a) has been amended to provide that monies accruing to the special fund established by a municipality from money-in-lieu applicants, may now be expended for the development of public parks and recreation areas, in addition to buying land for these uses.

Sections 95 (2), (3), (4), (5), 97 (1) and 100 (3) and (4) now permits adjoining municipalities to confer and prepare joint general plans. Any disagreements between municipalities in this process, may be the subject of a hearing before the Provincial Planning Board who shall report its findings to the Minister for the necessary order resolving the disagreement.

Section 123 (5) now makes it mandatory that every zoning by-law include the provision that a person may apply to a council for a development permit for a use or building which is not included in the permissible uses of the specific zonal category in which the land lies.

Section 146 has been rewritten and expanded into sections 146, 146a, 146b and 146c which provide for appeals from local and Provincial Planning Board decisions on development to the Appellate Division of the Supreme Court of Alberta only on matters of law and jurisdiction.

o The Police Act

A new section 19a permits municipalities to pay judgements against municipal policemen as the council thinks fit.

Section 24 as revised prohibits a member of a municipal police force from remaining or becoming a member of a trade union.

Section 25 as revised sets out the bargaining procedures for the purpose of defining, determining and providing for the remuneration and working conditions of the members of the municipal police force.

o The Public Welfare Act

The amendments to this Act are for the purpose of consolidating in one place the provisions presently found in the Public Welfare Act, The City Act, The Town and Village Act and The Municipal District Act relating to the duty of municipalities to provide assistance to indigent residents of the municipality. The amendments also modify the rules for determining the residence of indigent persons.

The definition of an indigent person is copied from that found in the municipal Acts, but the definition of material aid is revised to include medical and hospital care and burial expenses.

A new section 11 provides that a municipality is responsible for the provision of material aid to every indigent who is a resident of the municipality and who was a resident of the municipality during the twelve consecutive months immediately preceding his application and who did not during any part of those 12 months receive material aid for the Province or any other municipality.

Subsection (3) of section 11 provides that a municipality responsible for the provision of material aid to an indigent person continues to be responsible for the provision of material aid to that indigent person for a period of 90 days after he ceases to be a resident of the municipality but not thereafter. After the 90 days the Province becomes responsible for the provision of material aid.

Certain sections of The City Act, The Town and Village Act and The Municipal District Act referring to indigents have been repealed.

These amendments come into force July 1st, 1967.

o The Recreation Development Act

This Act is to provide for the promotion and encouragement of the development of recreational activities and facilities in the Province. Section 8 of this Act is the same as section 14 of The Cultural Development Act which provides for the establishment of recreation areas in a municipality.

o The School Act

Section 302 has been amended by adding new subsections (4) and (5) which provide that where a municipality fails to make the requisition payment on the due date, such amount becomes a debt due and payable which is recoverable by action but no recovery action can be commenced unless the consent of the Minister of Education is first obtained.

Section 304a, subsection (2) has been amended to increase the maximum requisition rate for the School Foundation Program from twenty-six to twenty-eight mills. Subsection (9) of this section has been amended to provide that two copies of the Board's budget together with two completed copies of the proposed supplementary requisitions must be forwarded to the Department of Education. The amendment to subsection (9) also permits the Board to forward supplementary requisitions to contributing municipalities without first receiving advice or approval from the Department of Education.

o The Tax Recovery Act

A new section 17a provides that any parcel that (to page 8)



THROUGH THE MAIL

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Editor,
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Dept. of Municipal Affairs,
10363 - 108 Street,
Edmonton, Alta.,
Canada.

Dear Sir:

If the Alberta Municipal COUNSELLOR is available as a gift, we would like to receive a copy for the use of the readers in Kyoto Prefectural Library.

It would be greatly appreciated if the name of our library could be kept on your mailing list for the future issue of the publication. Thank you very much.

Sincerely yours,

Seiichi Nishimura,
Director,
Kyoto Prefectural Library

EDITOR'S NOTE: Yes, Seiichi, we are pleased to add Kyoto Prefectural Library to the COUNSELLOR's Mailing List.

CITY GETS PR AWARD FOR MASTER PLAN BOOK

Calgary's master plan is not only attracting the attention of industrialists, but also the eye of award judges.

The Canadian Public Relations Society recently presented Calgary with an award of excellence in competition with Canada's largest company and government agencies, citing it for "the best printed material having the most public service value.

John Francis, whose public relations firm handled the production of the book, described it as "tangible evidence of progressive action and forward thinking in Calgary."

Mayor Leslie said the book is being widely distributed among business leaders. o Calgary Herald

EDMONTON AT EXPO

Fort Edmonton, a faithful and entertaining replica of a pioneer Western town in the fur trading days of 100 years ago, is strategically located at the major entrance point to LaRonde, the entertainment area at "Expo '67".

It is immediately outside the main metro railway station to LaRonde, the way most visitors will arrive, and adjacent to the main roadway into the area. Fort Edmonton covers three city blocks.

Upon entering a visitor will first encounter the "Camera Shop", where Edmonton's three Expo hostesses will greet them, under the direction of Gerrard Baril, "Our Man at Expo". Practically their first sight will be a huge side-by-side double slide presentation, continually showing old Edmonton and new, to the accompaniment of a vivid description of this city's 100 years of progress, in both English and French.

Edmontonians and other Northern Albertans visiting Fort Edmonton will be given special Edmonton buttons when they identify themselves to the hostesses. o The Edmonton Report

POPULATION FIGURES DELAYED

Municipal population figures are expected to be published in the next issue of the COUNSELLOR. They are being supplied by the Dominion Bureau of Statistics from results of the 1966 quinquennial census. Originally expected to be available in March, the figures are believed to have been delayed because of problems with a computer and reorganization of printing facilities.

MUNICIPAL ACTS SUMMARIZED

(from page 7)

does not sell

at the public auction cannot be sold until one year has elapsed (when it is finally acquired by the municipality). It is the duty of the Secretary-Treasurer to notify every person whose name is on the assessment and tax roll within a 60 day period following the date of the public auction by registered mail that the property did not sell and if the taxes are not paid the property will be finally acquired upon the expiration of one year from the date of sale after which it may be sold without further notice.

Any property offered for sale prior to April 11th and not sold at the public auction cannot now be sold for one year after the date of the public auction. If the sale date was not more than 60 days prior to the passing of the amendment on April 11th, the notices as set out above must be sent.

The amendment to section 18 is a procedural amendment that is necessary so that the procedure outlined in that section would not be in conflict with the new section 17a.

The amendment to section 20 merely instructs the Registrar to mark all tax recovery titles "Tax Forfeiture".

Section 22 has been rewritten for clarification purposes only.

Section 28 (6) has been amended to give the Minister more authority with regard to the payment of surplus monies that accrued as a result of a tax sale. The ten year period to apply still remains but an application may now be made by the former owner, agent of the former owner, the widow of a former owner and the administrator of an estate.

A new section 42 has been added to the Act that quietens and validates titles acquired under the 1919 and 1922 Tax Recovery Act. Any title held by a taxing authority acquired under these Acts is valid and sale dates and other information is not now necessary. All that will be required is to show on the transfer the title date and that the property was acquired under such Acts.

The expression "every person" as used in the Act has been occasionally misinterpreted and it is pointed out that it must be read literally. Should the assessment and tax roll show two names, as joint owners, same address, two notices must be sent.

NOTE: Where by-laws have been passed under authority of a section of an Act which subsequently has been amended or rewritten, the original by-law would remain in force; insofar as it is not inconsistent with the substituted enactment according to section 24 (1) (a) of The Interpretation Act reads as follows:

"24 (1) Where an enactment is repealed in whole or in part and other provisions are substituted by way of amendment, revision or consolidation

(a) all regulations made under the repealed enactment remain in force, insofar as they are not inconsistent with the substituted enactment, until they are annulled or others are made in their stead." ●

An uncrowded scenic highway through the foothills of Alberta is provided by the gravelled Forestry Trunk Road, which runs more than 600 miles from the Crownst Pass to Grande Prairie.

The "Man in the Community" theme pavilion in the Cite du Havre at Expo 67 has an animated color film created by the Central Mortgage and Housing Corporation to tell of City growth.

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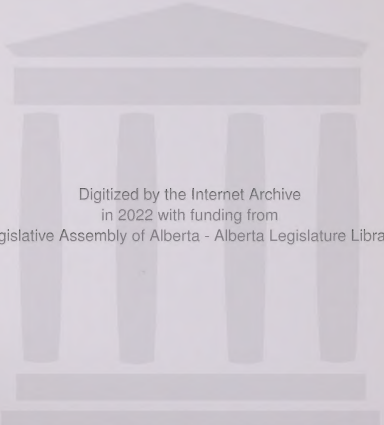
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